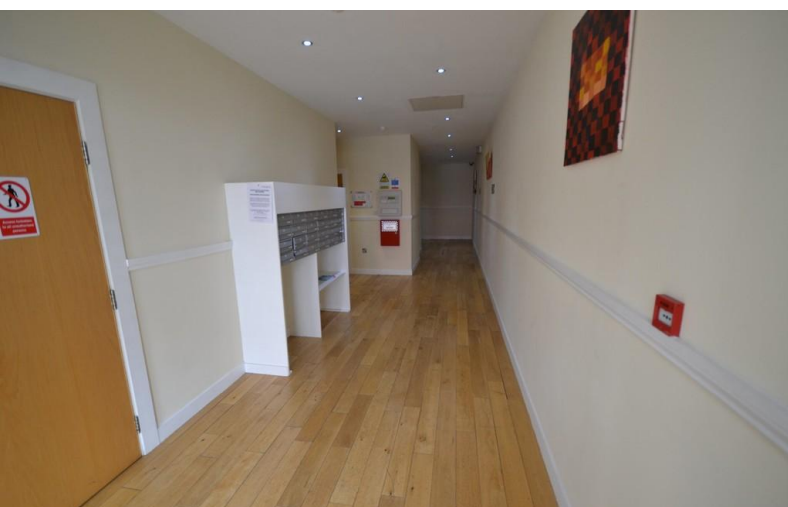


**FOR SALE**



## **St Georges Mill, Leicester**

**2 Bedrooms, 2 Bathroom, Apartment**

**£135,000**



- Location - City Centre
- APARTMENT
- Two bedrooms
- En-Suite
- Open Plan Kitchen/ Lounge
- Family Bathroom
- Fitted Kitchen

PROPERTY DESCRIPTION This well presented and spacious apartment is situated in the heart of Leicester city centre within easy reach of all the amenities the city has to offer. The building is entered via an electronic security system in to the communal hall. The second floor apartment has accommodation comprising of entrance hall, generous open plan living/kitchen/dining room, two bedrooms, master with en-suite and a family bathroom. The property also benefits from allocated parking.

#### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**ENTRANCE HALL** With boiler cupboard.

**OPEN PLAN LOUNGE / KITCHEN** 26' 10" x 20' 5" (8.18m x 6.22m) Two windows to the side, spot lights and electric radiator.

The kitchen area is fitted with wall and base units with work surfaces over, stainless steel sink drainer unit, vinyl flooring, integrated electric oven, hob and washing machine and space for fridge freeze

**BEDROOM** 13' 9" x 10' 1" (4.19m x 3.07m) Window to the side, spot lights, power points and electric radiator

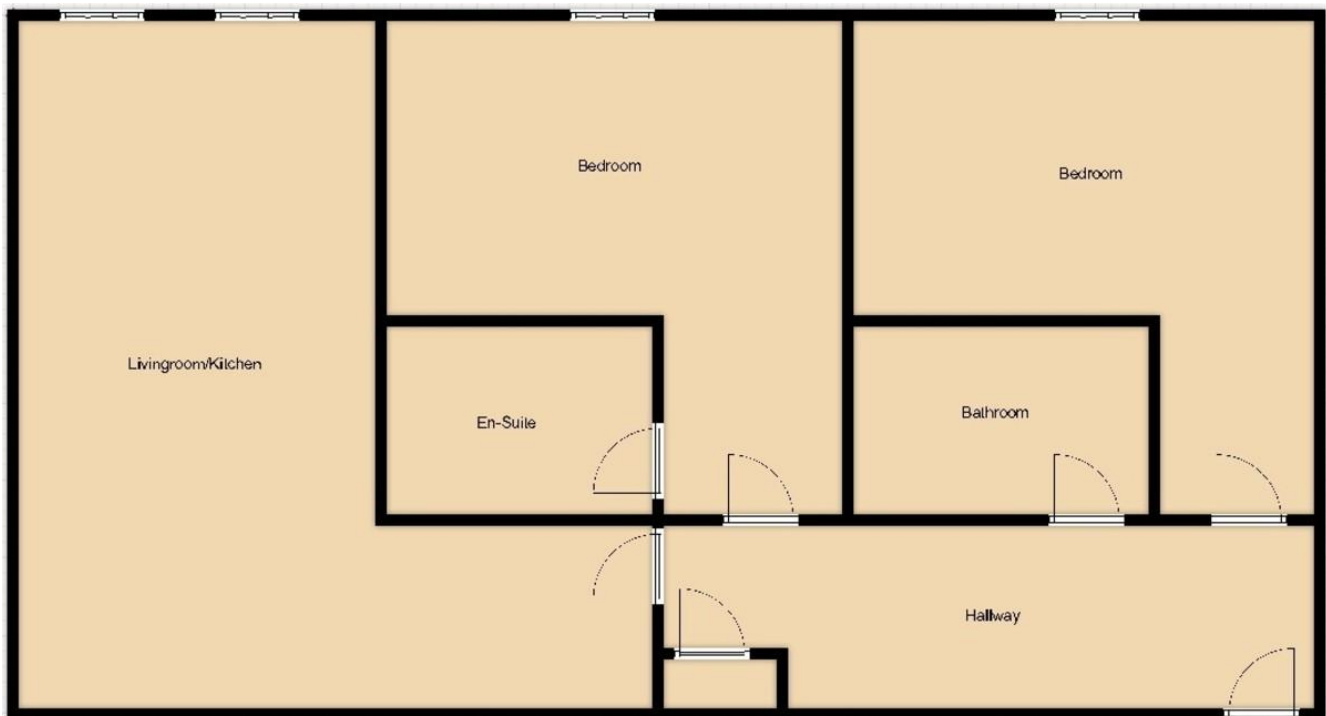
**ENSUITE** With panelled bath, low level WC, pedestal hand wash basin, extractor fan, tiled floor and walls.

**BEDROOM** 13' 9" x 10' 0" (4.19m x 3.05m) Window to the side, spot lights and electric radiator

**BATHROOM** With panelled bath, low level WC, pedestal hand wash basin, shaver point, towel radiator, tiled floor and walls.

**PARKING** The property benefits from allocated parking.





## Martin & Co Leicester

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**0116 204 4920**  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.